

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of the parcels listed hereon for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices for buildable parcels are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>DISPOSITION</u> <u>PARCELS</u>	<u>RECOMMENDED MINIMUM</u> <u>DISPOSITION PRICE</u>
31 A-----	15,000
PB-10-----	50,000
7-----	12,000
RD-71-----	7,000
PB-5-----	22,800
49b-1-----	60,000
RD-34-----	6,000
RR-67-----	6,000
RR-68-----	3,100
RR-69-----	3,000
RR-70-----	4,000
RR-71-----	600
RR-72-----	600

South End Urban Renewal Area R-56
Summary of Reuse Appraisal Data

<u>Parcel</u>	<u>Area (s.f.)</u>	<u>Reuse</u>	<u>1st Reuse Appraisal</u>	<u>2nd Reuse Appraisal</u>	<u>Recommended Min. Disp. Price</u>
31 A	11,500	Commercial (Parking)	15,500	14,400	15,000
PB-10	121,388	Institutional (Elem. Sch., & Plygrnd.)	48,400	52,000	50,000
7	34,420	Institutional (Franklyn Institute)	12,000	12,000	12,000
RD-71	3,985	Institutional (Rehab.)	7,000	8,000	7,000
PB-5	15,200	Institutional (Library)	22,800	22,800	22,800
49b-1	47,270	Lt. Industrial	59,100	61,500	60,000
RD-34	3,600	Resid.-Rehab. (13 D.U.'s)	6,500	5,400	6,000
RR-67	3,864	Resid.-Rehab. (16 D.U.'s)	6,400	5,800	6,000
RR-68	2,432	Resid.-Rehab. (19 D.U.'s)	3,150	3,000	3,100
RR-69	2,100	Resid.-Rehab. (4 D.U.'s)	2,500	3,100	3,000
RR-70	2,024	Resid.-Rehab. (8 D.U.'s)	3,600	4,500	4,000
RR-71	600	Residential (Single Family)	575	600	600
RR-72	564	Residential (Single Family)	500	600	600



PARCEL 31A

LOCATION

1218 Washington St.
and Perry St.

USE

Commercial
(Parking)

AREA

11,500 sq. ft.

WIDTH

irregular

DEPTH

irregular

ACCESS

Washington St.
and Perry St.

PARKING

15 cars

D.U.'s

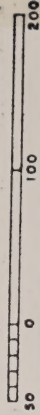
ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:

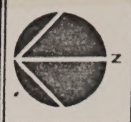
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION
PARCELS

DATE:

SOUTH END
Urban Renewal Area
Massachusetts R-56



BOSTON REDEVELOPMENT AUTHORITY

PARCEL PB-10

LOCATION Shawmut Ave., W. Dedham
Institutional

USE Institutional

AREA 121,368 sq. ft.

WIDTH Irregular

DEPTH Irregular

ACCESS

PARKING

D.U.'s

ZONING

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SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56
AS APPROVED BY THE
BOSTON REDEVELOPMENT AUTHORITY
SEPT. 23, 1965



DISPOSITION
PARCELS

DATE:

SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56

BOSTON REDEVELOPMENT AUTHORITY



PARCEL 7

LOCATION

443-497 Tremont St.
9-19 Berkeley St.
4-6A Appleton St.

USE

Institutional

AREA

32,842 sq. ft.

WIDTH

420 ft.

DEPTH

Irregular

ACCESS

PARKING

D.U.'s

ZONING

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Massachusetts R-56

BOSTON REDEVELOPMENT AUTHORITY



RD-71

45-51 W. Canton

Institutional
(Rehab)

3985 sq. ft.

77 ft.

50 ft.

W. Canton St.

-

-

ZONING

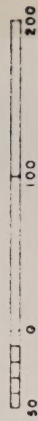
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SOUTH END URBAN RENOVATION PLAN

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DISPOSITION
PARCELS

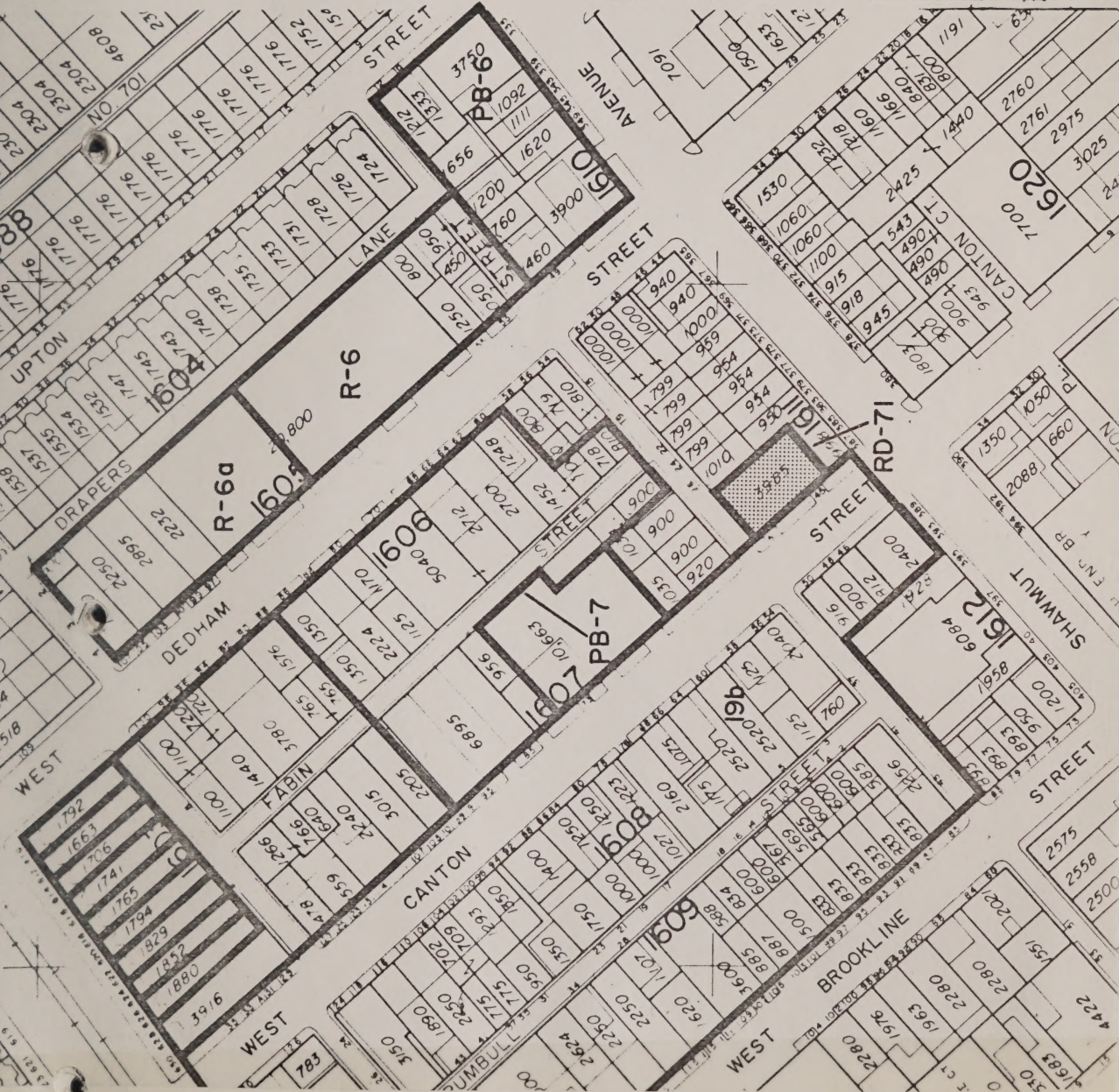
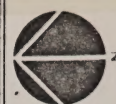
DATE:

SOUTH END

Urban Renewal Area

Massachusetts R-56

BOSTON REDEVELOPMENT AUTHORITY

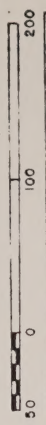




AREA 15,200 SQ.FT.
WIDTH 200 FEET
DEPTH 78 FEET
SITE TO BE CLEARED
ACCESS TREMONT ST., WEST NEWTON ST.,
RUTLAND SQ.
PARKING ON SITE 1 SPACE/1000 SQ.FT.
OF GROSS FLOOR AREA.
USE PUBLIC LIBRARY

ZONING L-2

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SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56
AS APPROVED BY THE
BOSTON REDEVELOPMENT AUTHORITY
SEPT. 23, 1965



SOUTH END URBAN RENEWAL AREA MASSACHUSETTS R-56 BOSTON REDEVELOPMENT AUTHORITY	

PARCEL 49b-1

LOCATION 116 Waltham St.

USE Lt. Industrial

AREA 47,270 sq. ft.

WIDTH 370/410 ft.

DEPTH 80/180 ft.

ACCESS

PARKING

D.U.'s

ZONING

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PROJECT NO. MASS. R-36
BOSTON REDEVELOPMENT AUTHORITY



DISPOSITION
PARCELS

DATE:

South End
Urban Renewal Area
Massachusetts R-56

DESIGN REDEVELOPMENT AUTHORITY



PARCEL RD-34

ADDRESS 528 Mass. Ave.
158 W. Springfield St
AREA 3600 sq. ft.
WIDTH 24 ft.

DEPTH 130/150 feet

SITE

ACCESS

PARKING

DU's 13 d. u.'s

TYPE

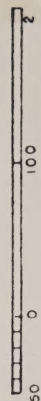
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USE Residential - Rehab

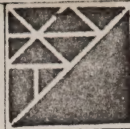
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FOR DEFINITIONS, STANDARDS & CONTROLS

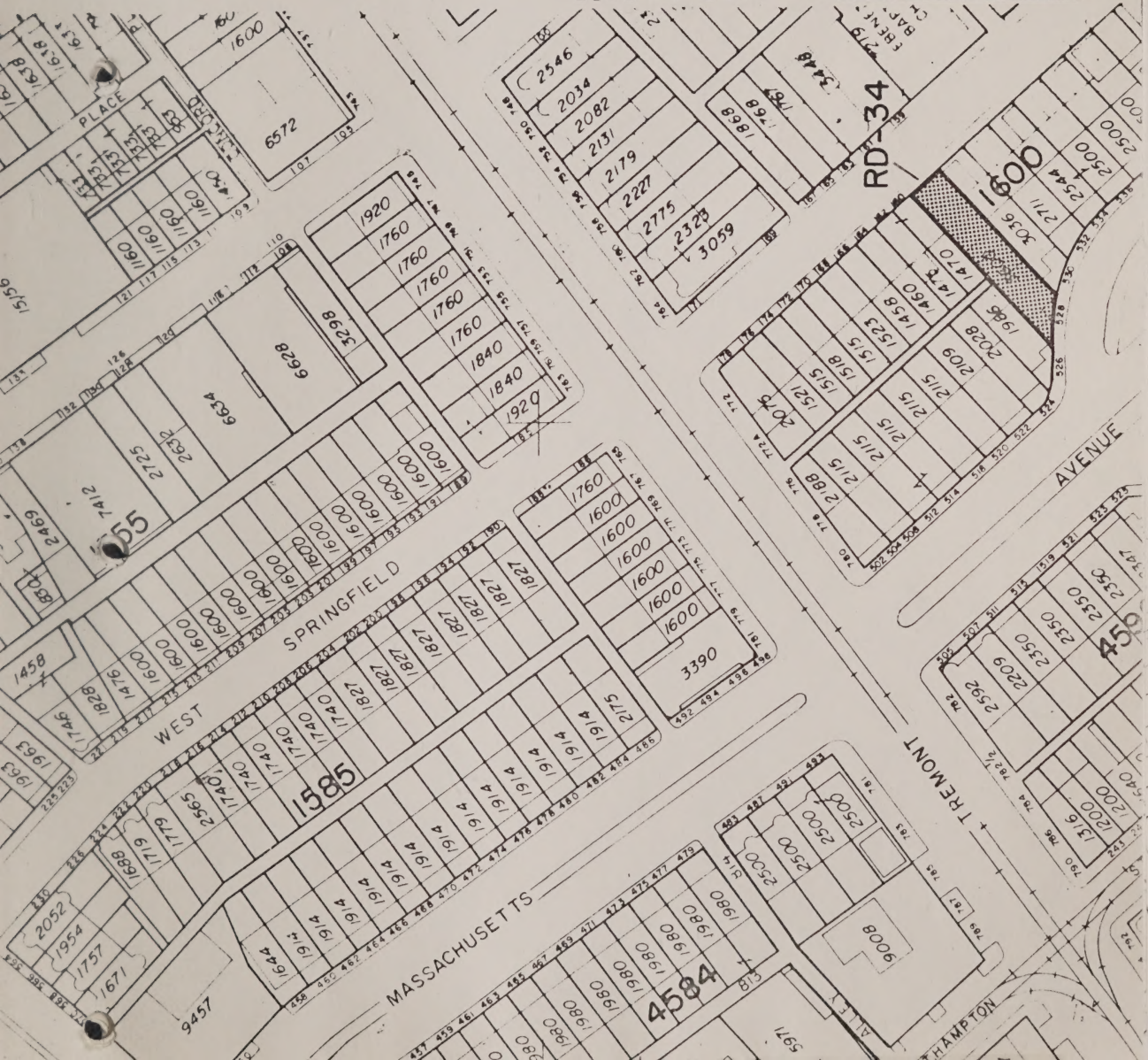
SOUTH END URBAN RENEWAL PLAN
PROJECT NO MASS R-56
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1985



DISPOSITION
PARCELS
REHAB. PLAN



REHAB. RENEWAL AREA
MASSACHUSETTS R-56
BOSTON REDEVELOPMENT AUTHORITY



PARCEL RR-67

LOCATION 569-571 Columbus Ave.

USE Residential-Rehab

AREA 3,884 sq. ft.

WIDTH 40 ft.

DEPTH 90 ft.

ACCESS

PARKING

D.U.'s 16 d.u.s, 2 stores

ZONING

NOTES:

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PROJECT NO. MASS. R-56
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DISPOSITION
PARCELS

DATE:

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PARCEL RR-68

LOCATION 150-152 Chandler St.

USE Residential-Rehab

AREA 2,432 sq. ft.

WIDTH 35 ft.

DEPTH 65 ft.

ACCESS

PARKING

D.U.'s 1 d.u., 18 roomers,
1 store

ZONING

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PARCELS**

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Massachusetts R-56
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RR-69

AREA 2100 SQUARE FEET

WIDTH 21 FEET

DEPTH 100 FEET

SITE 20 CROWNED ROAD

ACCESS

PARKING

USE Residential

ZONING

EASEMENT

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SEPT. 23, 1965



DISPOSITION

PARCELS

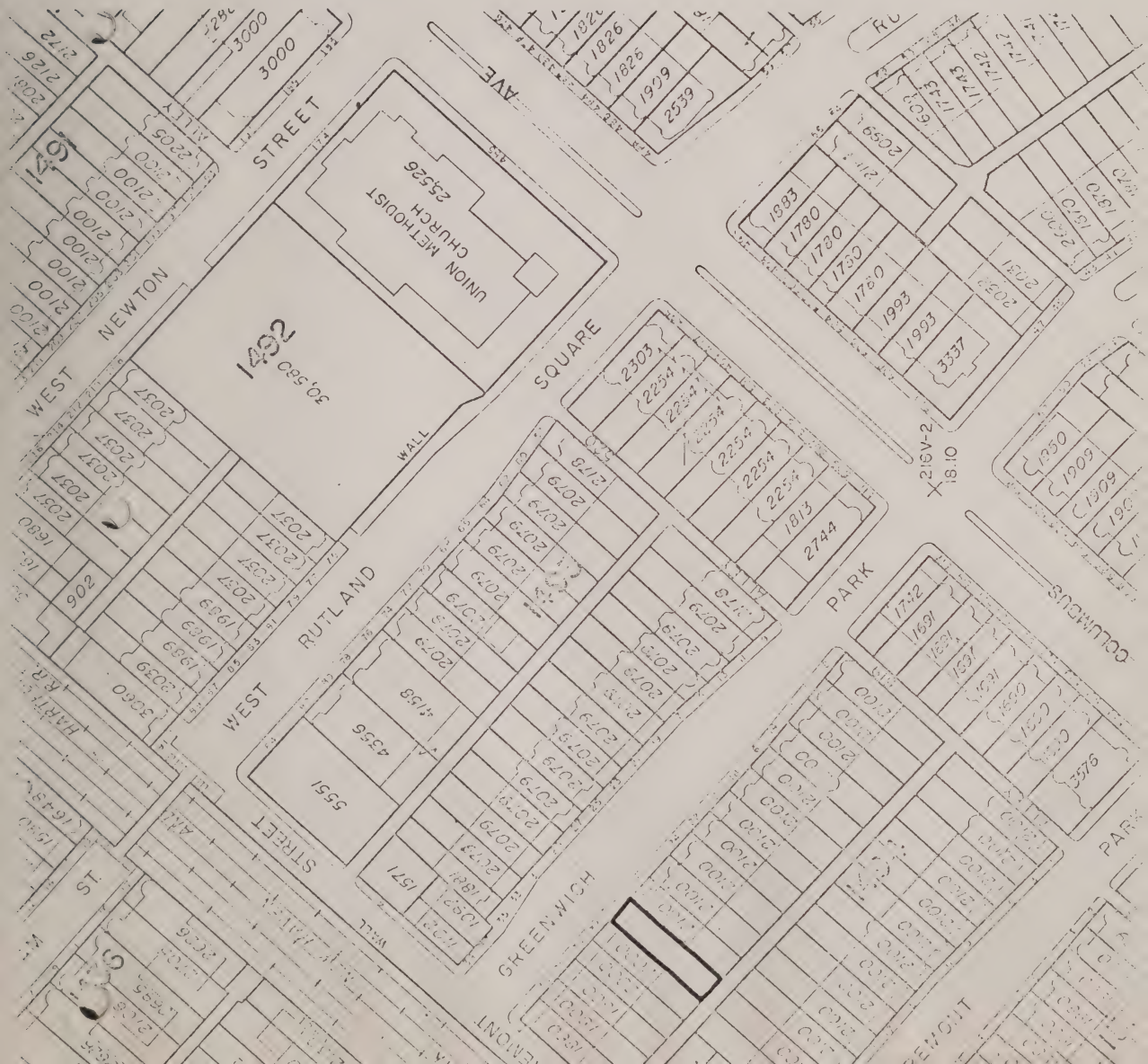
REHAB PLAN

SOUTH END

URBAN RENEWAL AREA

MASSACHUSETTS R-56

BOSTON REDEVELOPMENT AUTHORITY



PARCEL RR-70

LOCATION 1045-1047 Tremont St.

USE Residential-Rehab

AREA 2,024 sq. ft.

WIDTH 23 ft.

DEPTH 90 ft.

ACCESS

PARKING

D.U.'s 8 d.u.s, 1 store

ZONING

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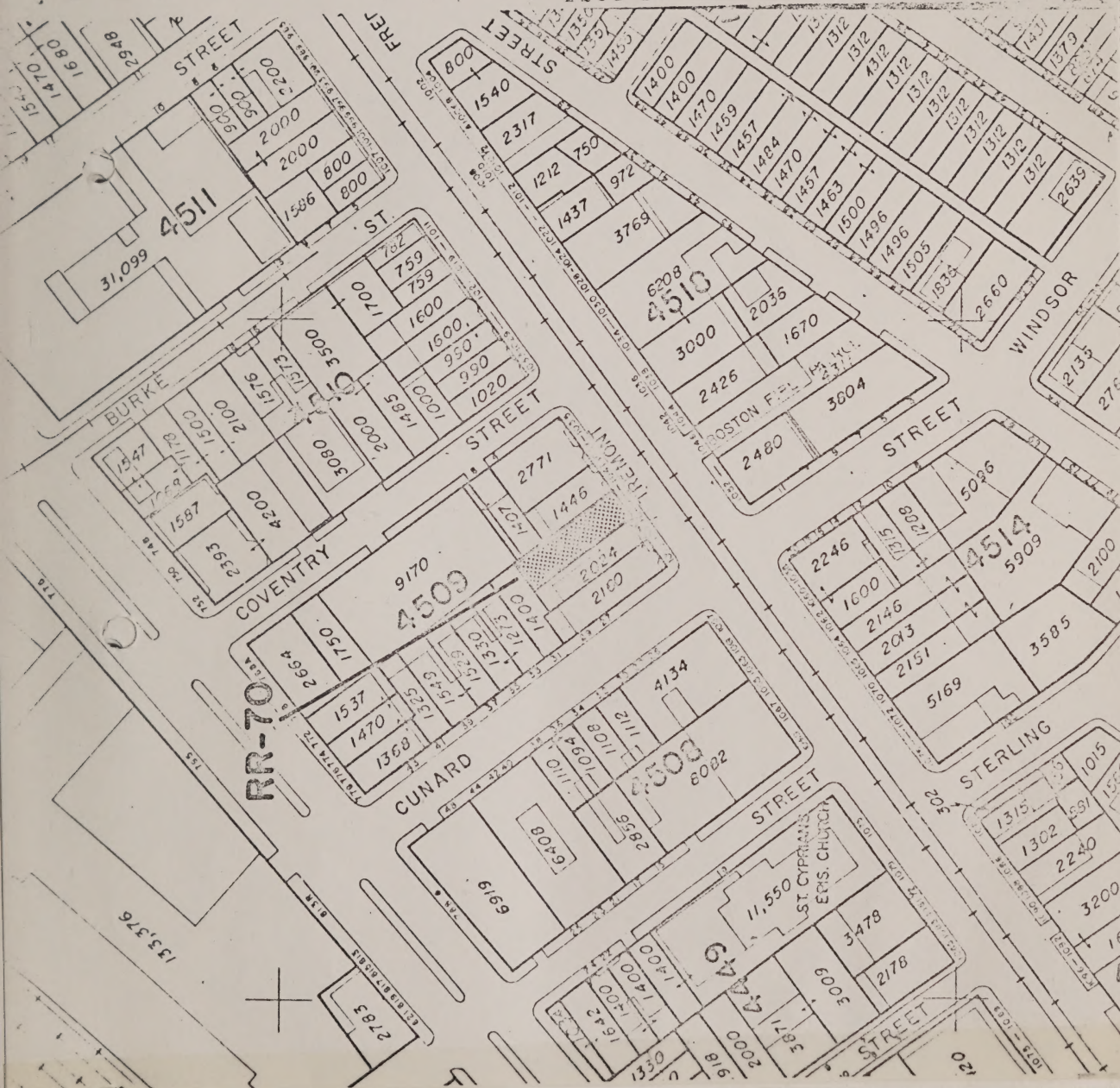
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PARCELS

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South End

Urban Renewal Area
Massachusetts R-56

BOSTON REDEVELOPMENT AUTHORITY



PARCEL RR-71

LOCATION 17 Taylor St.

USE Residential

AREA 600 sq. ft.

WIDTH 20 ft.

DEPTH 30 ft.

ACCESS

PARKING

D.U.'s Single Family

ZONING

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BOSTON DEVELOPMENT AUTHORITY

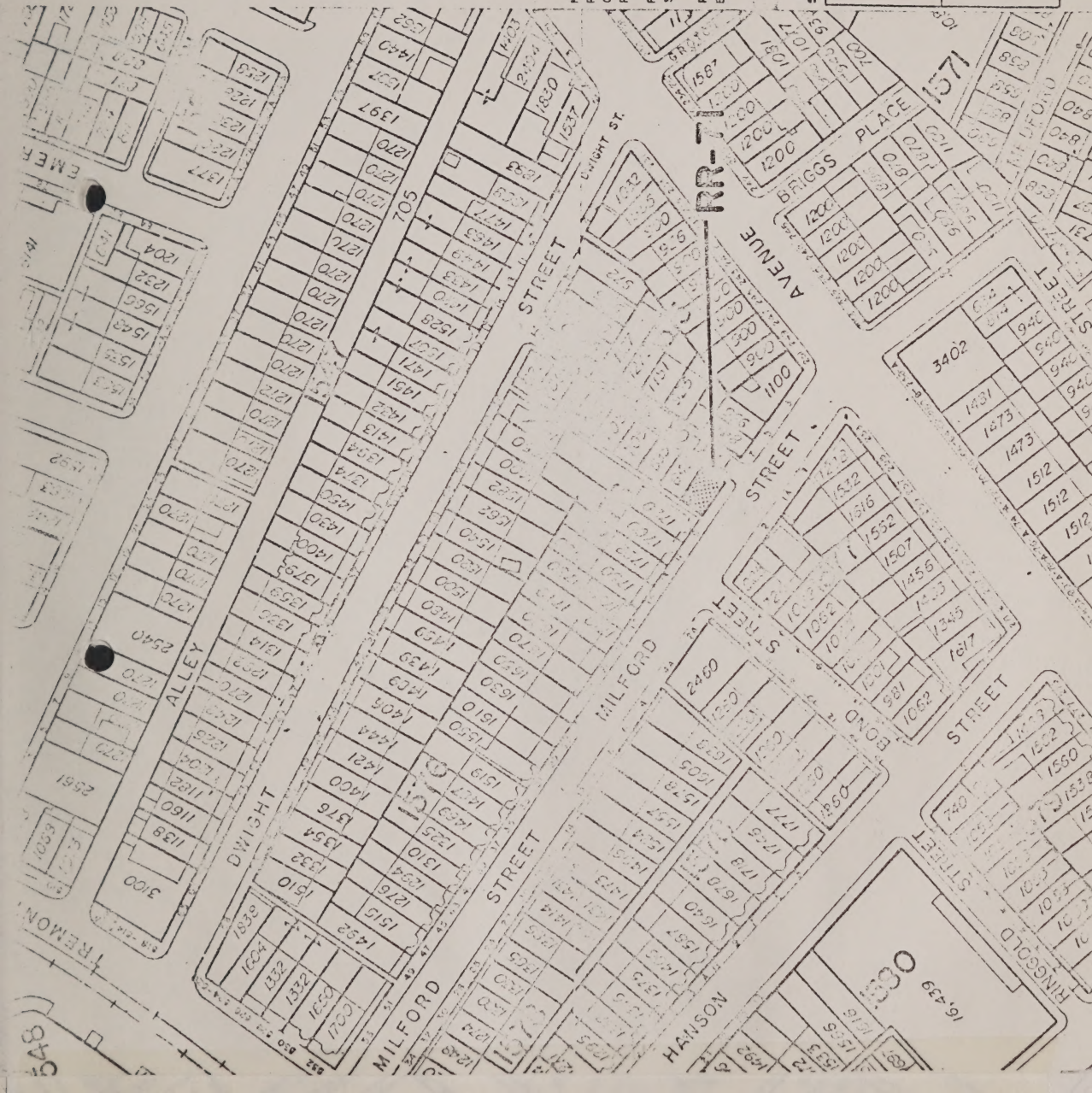


DISPOSITION
PARCELS

DATE:

South End
Urban Renewal Area
Massachusetts R-56

BOSTON DEVELOPMENT AUTHORITY



PARCEL RR-72

LOCATION 1 Greenwich Court

USE Residential-Reliab

AREA 564 sq. ft.

WIDTH 18 ft.

DEPTH Irregular

ACCESS

PARKING

D.U.'s Single Family

ZONING

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DISPOSITION
PARCELS

DATE:

South End
Urban Renewal Area
Massachusetts R-56



March 30, 1972

M E M O R A N D U M

5 A

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Request for Approval of Minimum Disposition Prices
South End Urban Renewal Area
Project No. Mass. R-56

2147
3/30

Summary: This memo requests approval of minimum disposition prices for 13 parcels in the South End Urban Renewal Area.

A number of disposition sites located within the South End Urban Renewal Area are intended for either commercial, industrial, institutional or residential reuse. These sites have been appraised in accordance with Authority policies and procedures.

A Summary sheet indicating the reuse, the appraisal values and the recommended price for each parcel is attached.

It is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices listed thereon.

Attachment